180.0	0007	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,600 / 928,600
					USE VALUE:	928,600 / 928,600
					ASSESSED:	928,600 / 928,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GOLDEN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREENE LANCE H &
Owner 2:	WIERICH BRITTA M
Owner 3:	
Street 1:	19 GOLDEN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MURPHY DAVID -
Owner 2:	-
Street 1:	19 GOLDEN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 2062 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6545.000	497,200		431,400	928,600
Total Card	0.150	497,200		431,400	928,600
Total Parcel	0.150	497,200		431,400	928,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.34 /Parcel: 450.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122398

GIS Ref

GIS Ref

Insp Date 06/14/18

!14169!

PREVIOUS ASSESSMENT

Parcel ID 180.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	497,200	0	6,545.	431,400	928,600		Year end	12/23/2021
2021	101	FV	482,200	0	6,545.	431,400	913,600		Year End Roll	12/10/2020
2020	101	FV	482,200	0	6,545.	431,400	913,600	913,600	Year End Roll	12/18/2019
2019	101	FV	356,100	0	6,545.	431,400	787,500	787,500	Year End Roll	1/3/2019
2018	101	FV	356,100	500	6,545.	363,600	720,200	720,200	Year End Roll	12/20/2017
2017	101	FV	187,600	500	6,545.	332,800	520,900	520,900	Year End Roll	1/3/2017
2016	101	FV	187,600	500	6,545.	283,500	471,600	471,600	Year End	1/4/2016
2015	101	FV	176,200	500	6,545.	246,500	423,200	423,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:28:11

LAST REV

Date	Time
08/05/19	15:06:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14169

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY DAVID,	1494-52		7/29/2016	Change>Sale	340,000	No	No		
	1080-149		5/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	122398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2016	1443	New Buil	175,000	O				
11/9/2016	1373	Foundati	6,000	C				
10/24/2016	1294	Demoliti	6,000	O				Demo house
8/23/2016	2066	Demo gar	5,000	C				
8/1/2016	1057	Inter-De		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2019	Permit Visit	DGM	D Mann
6/14/2018	Meas/Inspect	DGM	D Mann
5/17/2018	MEAS&NOTICE	BS	Barbara S
5/9/2017	Measured	DGM	D Mann
5/9/2017	Permit Visit	DGM	D Mann
11/6/2008	Meas/Inspect	345	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6545		Sq. Ft.	Site		0	70.	0.94	7									431,444						431,400	

Total AC/HA:	0.15025	Total SF/SM:	6545	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 431,444	Spl Credit	Total: 431,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15921426
Const Adj.:	0.99989998
Adj $ / SQ:	150.683
Other Features:	95724
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	503263
Depreciation:	6039
Depreciated Total:	497224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

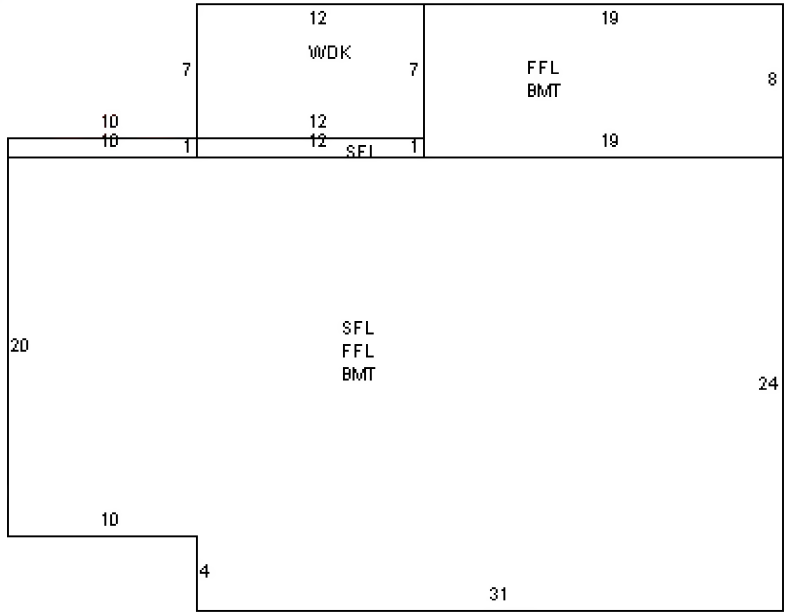
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.75
Special Features:	0	Val/Su Net:	152.80
Final Total:	497200	Val/Su SzAd	241.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,096	45.200	49,544
FFL	First Floor	1,096	150.680	165,148
SFL	Second Floor	966	150.680	145,560
WDK	Deck	96	16.000	1,536

Net Sketched Area:	3,254	Total:	
Size Ad	2062	Gross Area	7288	FinArea	2062
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

180.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc